

NNN RETAIL / OFFICE FOR SALE

716 & 718 N Orchard St Boise, ID 83706



Property Investment Idaho is pleased to present an exceptional commercial investment opportunity in a high-demand location on the Boise Bench. This fully leased property features two tenants, both secured by new, five-year Triple Net (NNN) leases. This structure provides a passive, consistent income stream with minimal landlord responsibility, making it an ideal acquisition for both seasoned and new investors seeking a reliable asset in the thriving Boise market.

DIANA ANDERSON
(208) 938-3818
re@propertyinvestmentteam.us

SHARI MINTON
(208) 869-4540
shariminton.re@gmail.com



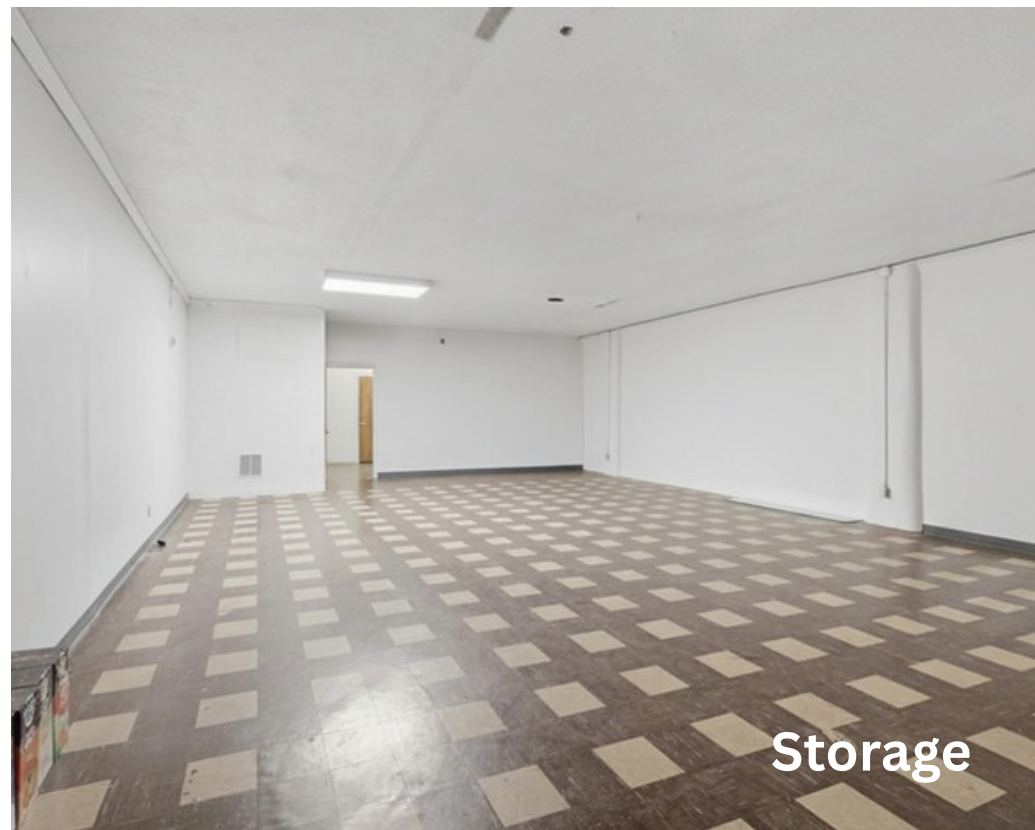


PROPERTY DETAILS

Address	716 & 718 N Orchard St Boise, 83706
Use	Retail/Office
Building Size	5,576 SF
Sale Price	\$1,043,000
Price Per Sqft	\$187
Occupancy	100%
Cap Rate	7%
Size - Suite 716	2,443 SF
Size - Suite 718	3,152 SF
716 Tenant	Crown Vapor
718 Tenant	M3 Studio Suites
Parking	5 Spaces
Signage	On Facade
Market	Boise Bench
Site Area	0.19 Acres
Year Built	1952
Zoning	City of Boise C-2D



716 N Orchard - Crown Vapor



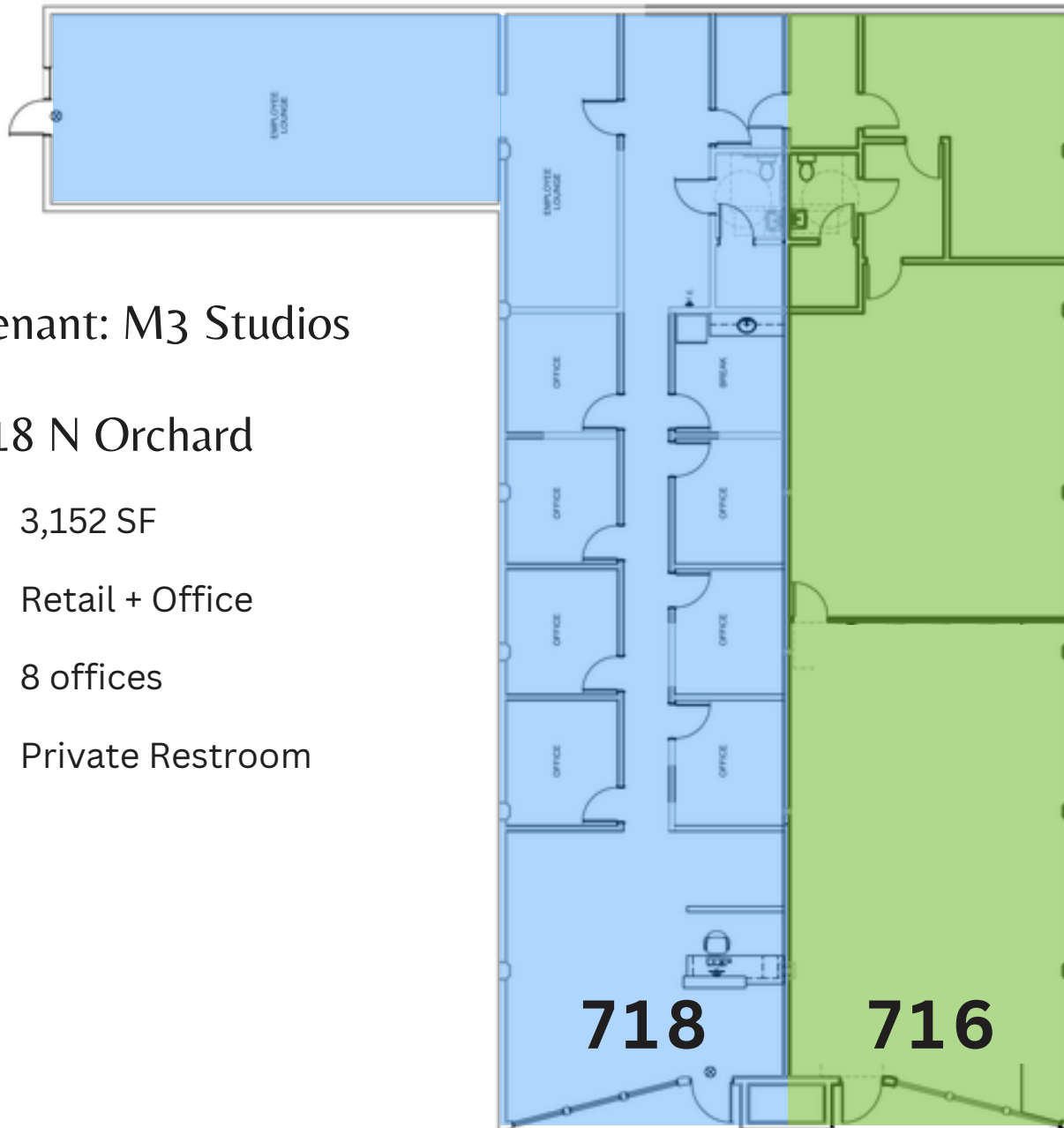
Storage

718 N Orchard - M3 Studio Suites



FLOOR PLAN

716 & 718 N Orchard St Boise, ID 83706



Tenant: M3 Studios

718 N Orchard

- 3,152 SF
- Retail + Office
- 8 offices
- Private Restroom

Tenant: Crown Vapor

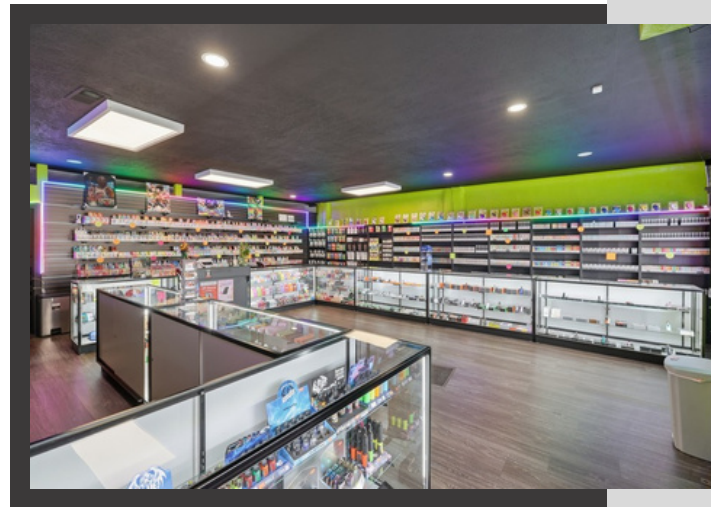
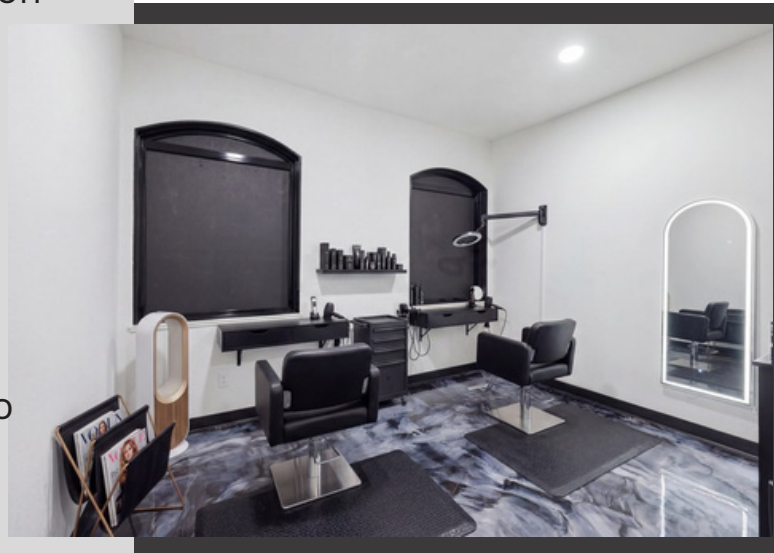
716 N Orchard

- 2,443 SF
- Retail + Office
- Open Floor Plan
- Private Restroom

ABOUT M3 STUDIOS SUITES

M3 Studio Suites offers private, fully equipped salon suites for independent beauty, wellness, and personal-service professionals. Our studios are ideal for barbers, hairstylists, lash techs, estheticians, PMU artists, tattoo artists, SMP artists, and massage therapists looking to run their own business. We provide turnkey suites, flexible leasing options, professional amenities, and a clean, modern workspace on the Boise Bench.

The owner has 20 years experience in cosmetic tattooing and has prior experience owning and operating a salon studio suites in California prior to moving to Idaho.



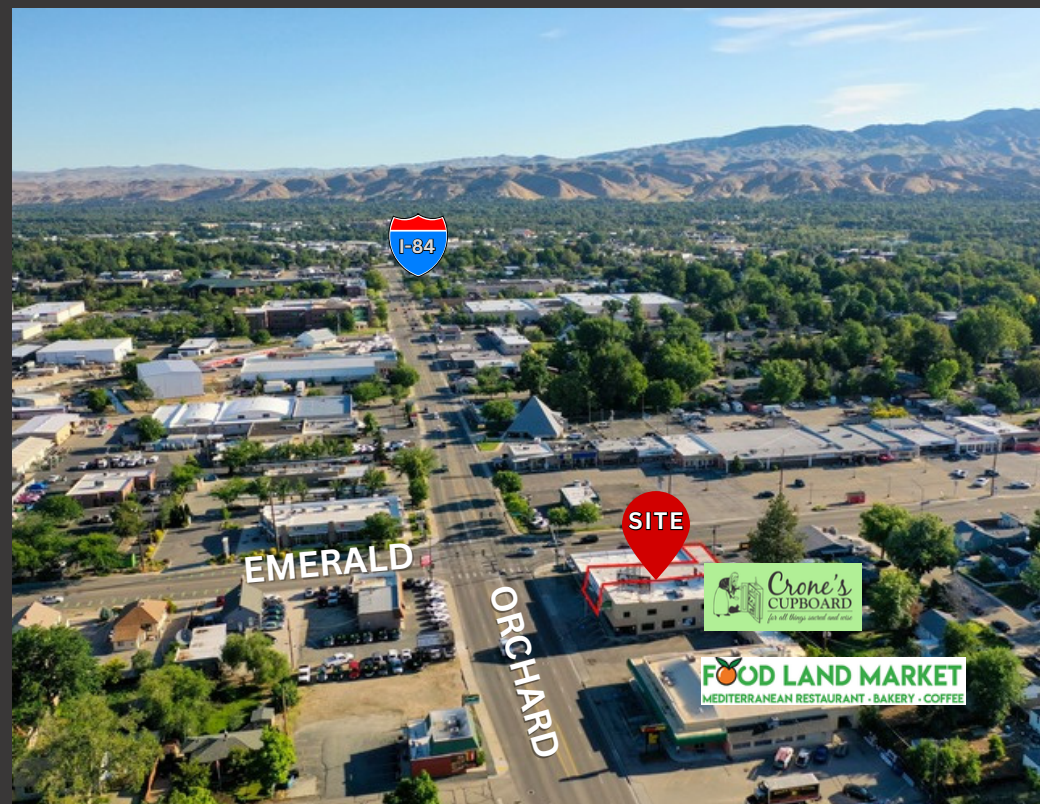
ABOUT CROWN VAPOR

With 136+ 5-star Google reviews, Crown Vapor is a highly recommended and reputable vape and smoke shop offering a variety of products including disposables, vape kits, and smoking accessories.

They are popular for carrying specialty brands and providing an elevated retail experience.

The owner of Crown Vapor also has multiple stores throughout Southern Idaho, Oregon, Montana and Utah.

Crown Vapor's wide market, years of experience and multitude of stores in the North West make them an ideal established and strong tenant.





SITE



FOOD LAND MARKET
MEDITERRANEAN RESTAURANT • BAKERY • COFFEE

STATE ST

DOWNTOWN
BOISE

7 MINUTES

BOISE
STATE
UNIVERSITY

GARDEN
CITY

3 MINUTES

CHINDEN BLVD



EMERALD ST

SITE

BOISE
BENCH
DISTRICT

CURTIS RD

ORCHARD ST